

1/17
9A
pd
✓

GEORGIA-Peach County

Clerk's Office Superior Court

Filed this 17th day of January, 2014

At 9:00 o'clock A. M. Recorded in Deed

Book 508 Page No. 168-169 This 17th

day of January, 2014

Jessie Collins Deputy

Control File

This instrument prepared by and after recordation is to be returned to:

MOORE LAW FIRM, LLC.
Post Office Drawer 8269
Warner Robins, GA 31095
(478) 328-3200

Recorded January 17, 2014
BOOK 508 PAGE 168

(This Space for Official Use Only)

THIRD AMENDMENT

TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR THE SUBDIVISION KNOWN AS MANCHESTER PLACE

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, made this the 17th day of January, 2014, by CALEB PROPERTIES, LLC, a Georgia limited liability company, which maintains its principal office and place of business in Houston County, Georgia, hereinafter referred to as the "Declarant."

WITNESSETH: THAT;

WHEREAS, Declarant is the assignee of all rights and privileges, duties and obligations of Alexis Investments, LLC, under that certain Declaration of Covenants, Conditions and Restrictions for the Subdivision Known as Manchester Place, dated August 17, 2004, a copy of which is of record in Deed Book 308, Pages 308-325, Clerk's Office, Peach Superior Court (the "Declaration"), as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Subdivision known as Manchester Place, dated October 12, 2005, a copy of which is of record in Deed Book 337, Pages 629-630, aforesaid Clerk's Office (the "First Amendment"); as amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restriction for the Subdivision known as Manchester Place, dated February 15, 2013, a copy of which is of record in Deed Book 491, Pages 1-2, aforesaid Clerk's Office (the "Second Amendment").

WHEREAS, Declarant is the owner of certain real property located in Land Lot 60 of the Fifth Land District of Peach County, Georgia, which has been subdivided into individual lots, tracts or parcels which, together with the streets and other improvements have been designated as Manchester Place, Phase 3, Section 2 (the "Subdivision"), and is delineated on that certain map or plat of survey of said Subdivision prepared by Collins & Company, certified by Jesse Collins, Jr., Georgia Registered Land Surveyor No. 2085, dated August 14, 2013, a copy of which is of record in Plat Book 27, Page 168, Clerk's Office, Peach Superior Court;

WHEREAS, it is to the interest, benefit and advantage of the Declarant and to each and every person who shall hereafter purchase any lot in the Subdivision that covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land; and,

WHEREAS, pursuant to specific authority reserved therein, the Declarant is desirous of amending the aforesaid Declaration for the purpose of extending the applicability of said Declaration so as to include the Subdivision to be designated as Manchester Place, Phase 3, Section 2.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and his successors in title, and to each and every subsequent owner of any of the lots, tracts or parcels hereinafter described, Declarant does hereby modify and amend the said Declaration, as the same has been amended by the First and Second Amendment; in the following particulars, to-wit:

1. **Additional Property Subject to Declaration.** The following described lots, tracts or parcels of land shall be, and the same hereby are made, subject to the terms, provisions and conditions set forth in said Declaration, and said Declaration is hereby modified and amended so as to include the following described lots, tracts or parcels of land, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 60 of the Fifth Land District of Peach County, Georgia, known and designated as Lots 15, 16 and 17, Block "1," of a Subdivision known as Manchester Place, Phase 3, Section 2, according to a plat of survey of said subdivision prepared by Collins & Company, certified by Jesse Collins, Jr., Georgia Registered Land Surveyor No. 2085, dated August 14, 2013, a copy of which is of record in Plat Book 27, Page 168, Clerk's Office, Peach Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

2. **Binding Effect; Effective Date.** Said Declaration shall become effective immediately and shall run with the land, and shall be binding on all personal claiming under and through Declarant under the terms, conditions, stipulations and provisions contained therein. Except to the extent hereby amended and modified to include the above-described Subdivision, said Declaration shall remain in full force and effect unless and until extended or terminated in accordance with the provisions thereof.

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this instrument, or has caused same to be executed by its duly authorized corporate officers, as of the day and year first above written.

CALEB PROPERTIES, LLC

Signed, sealed and delivered in the presence of:

Carly Weber

Official Witness
Courtney Castro

Notary Public

By: *F. Keith Newton*

F. KEITH NEWTON, Manager

